DECEMBER 6, 2021

PHOENIX - 101 AND FLW

14900 N PIMA ROAD SCOTTSDALE, AZ 85260

OWNERSHIP	
PLATFORM	NEW BUILD
INTERIOR TIER	TIER 5
EXTERIOR TIER	TIER 5
SQUARE FOOTAGE	4500
BUDGET (MANAGED)	TBD

CRE DESIGN GOVERNANCE APPROVAL	_
APPROVED BY:	DATE:
DAO APPROVAL	
APPROVED BY:	DATE:



(C) 2021 RSP ARCHITECTS, LTD





NORTH - TOWARD SITE



NORTH - AWAY FROM SITE



EXISTING SITE PHOTOS

EAST - TOWARD SITE



EAST - AWAY FROM SITE



EXISTING SITE PHOTOS

SOUTH - FACING SITE



SOUTH - FACING AWAY FROM SITE

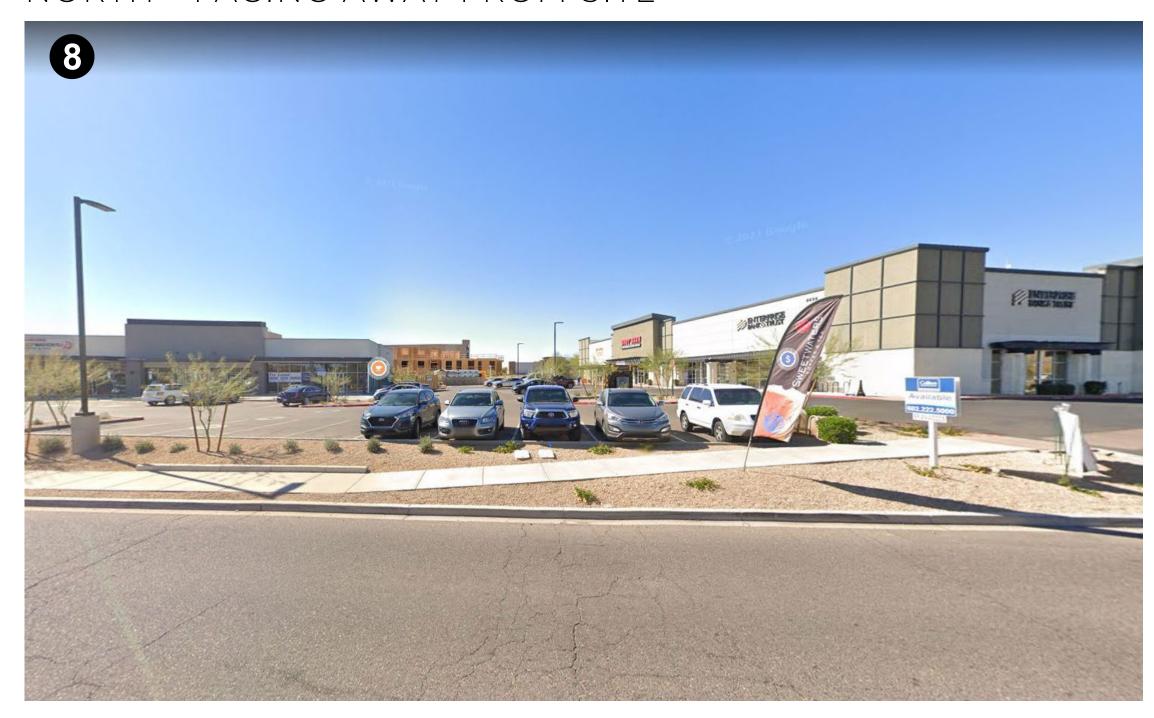


EXISTING SITE PHOTOS

NORTH - FACING SITE

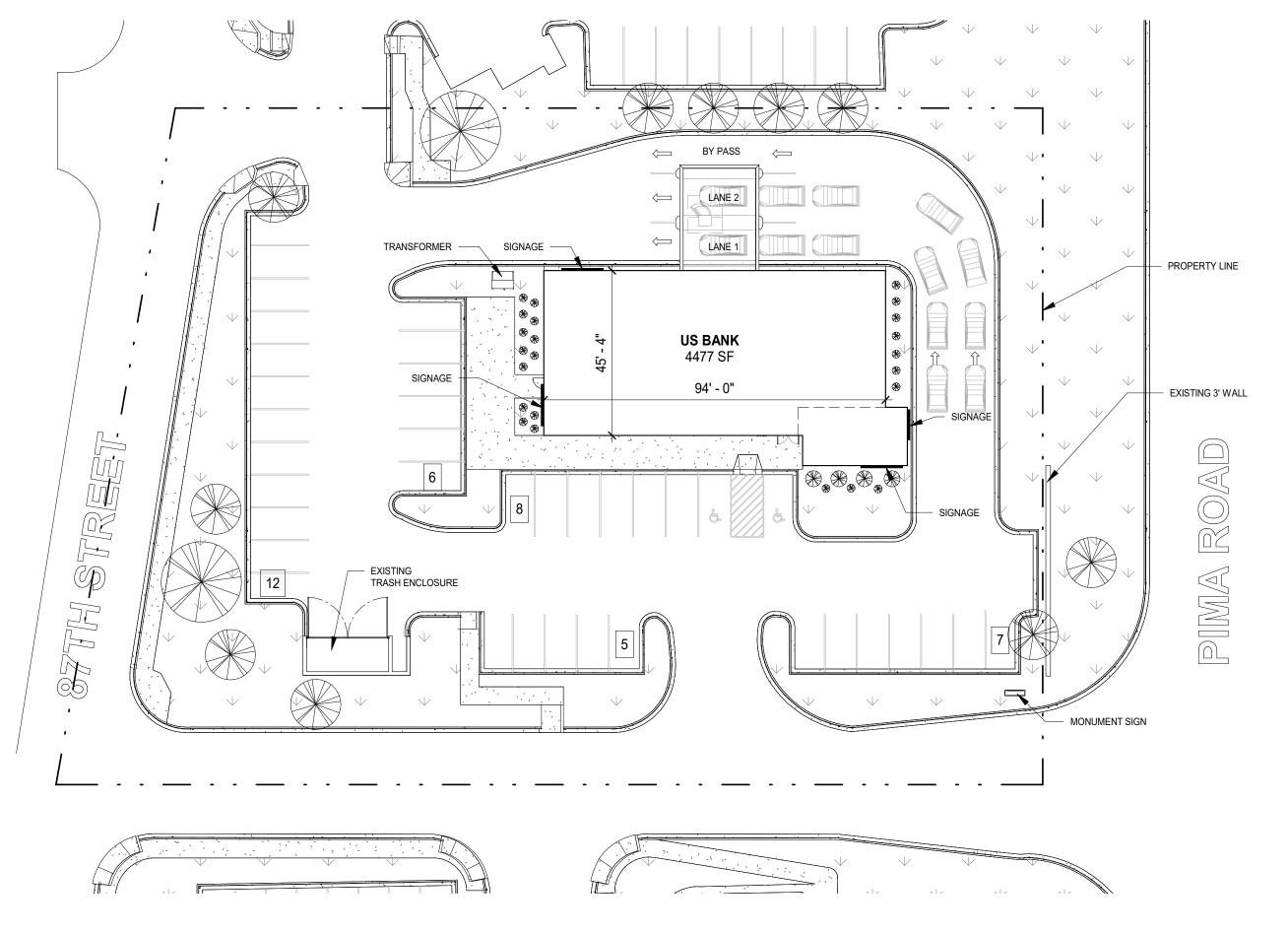


NORTH - FACING AWAY FROM SITE



EXISTING SITE PHOTOS

PROPOSED _____

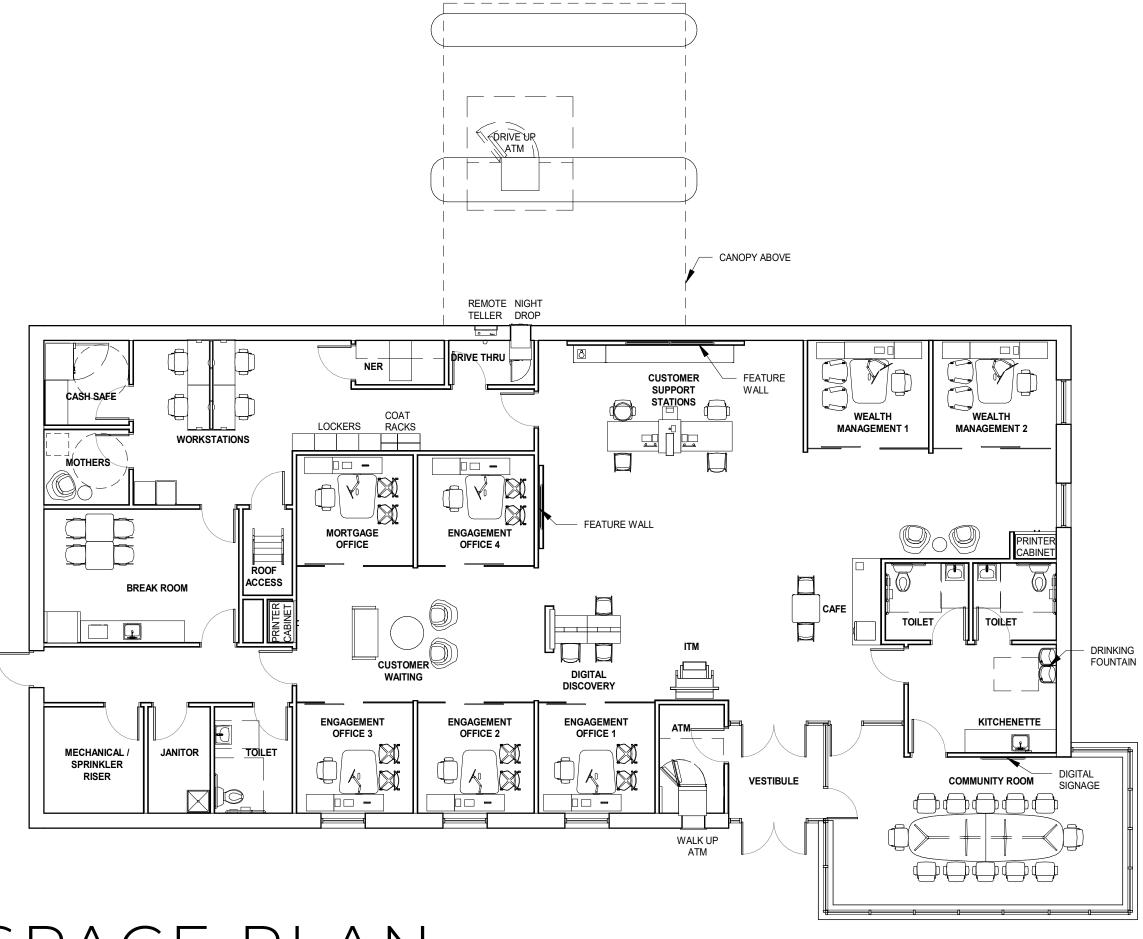


REQUIRED PARKING STALLS 19
PROVIDED PARKING STALLS 38
ADA PARKING STALLS 2

PARKING

PROPOSED SITE PLAN

PROPOSED



FORMAT: TIER	HUB GROUND UP
SQUARE FOOTAGE RENTABLE (PER PROGRAM): GROSS BUILDING AREA:	4500 SF 4477 SF
OCCUPANCY GENERAL BUSINESS AREA (100 SF/OCC): COMMUNITY ROOM (15 SF/OCC): TOTAL OCCUPANTS	41 OCC <u>24 OCC</u> 65 OCC
PLUMBING FIXTURES TOILETS:	3 REQUIRED 3 PROVIDED
DRINKING FOUNTAINS:	1 REQUIRED 1 HI/LO PROVIDED
SERVICE SINK:	1 REQUIRED 1 PROVIDED
MOTHER'S ROOM	NONE REQUIRED

PROPOSED SPACE PLAN

PROGRAM

Project Information			
Branch Name	Phoenix - 101 and Frank Lloyd Wright	Issued By	A. Paul
Branch Number	N/A	Date Created	10/6/2021
CRE Site Number	N/A	Date Revised	11/2/2021
Address	14900 N Pima Road	Proposed SIC Month	Dec-21
	Scottsdale, AZ 85260	Project Type	Shell Fit Out
Square Footage	4500	Format	Hub
BR Location	No	Community/Metro	Metro

Module Selection						
Module	Include	Quantity				
ATM	Yes	1				
ITM	Yes	1				
DU ATM	Yes	1				
Drive Thru (Teller)	No	See notes				
Night Drop	Yes					
CS Station V2	Yes	2				
ISOS Standing Teller Pod	No					
TCR	Yes	1				
Teller Line (BR Only)	No					
Engagement Offices	Yes	7				
Digital Discovery Center	Yes					
Customer Waiting	Yes					
Community Room	Yes					
Conference Room	No					
Café	Yes					
Digital Signage	Yes					
Safe Deposit Boxes	No					
BOH Workstations	Yes	4				
Breakroom	Yes					

Remo	odel Strategy
No	Refresh
No	Transition
No	Transform

Dedi	cated Partner Space			
Yes	Yes Wealth Management			

Digital Signage Locations		Quantity
Yes	Support Stations/Teller Line	2
Yes	Community Room	1
No	Conference Room	
Yes	Lobby Feature Wall	1
No	Exterior Facing	
Yes	DDC	1

Exterior	
New Exterior Sign(s)	Yes
Exterior Scope Level	Signage Only

Notes

Ground up, freestanding, build to suit building

2 DU lanes: Lane 1 - night drop and tube to CSS and Lane 2 ATM

1 TTW WU ATM and 1 in-lobby ITM

2 offices dedicated to WM

11/2/2021 update: Added 1 more engagement office for dedicated Mortgage

SIGNAGE CODES PROVIDED BY STRATUS

PRE-PERMIT SIGN IN	0		Property ID:	14900
A.) Project Name: US Bank			Date: 10/20/2	2021
,	Pima Road		<u> </u>	
· · · · · · · · · · · · · · · · · · ·	e, AZ 85260-20	664		
D.) Contact for Permit/Zoning: Wayland				
E.) Contact Telephone: 480-312				
		daleaz.gov		
F.) Jurisdiction: City/Town City of So	ottsdale	Address: 3939 N. Drinkwate		
or, County of:		City, ST Zip: Scottsdale, AZ 852	.51	
G.) Zoning Classification for property:	Per Way	land, C 2 - Central Business		
H.) Is there a Master Sign Plan?	No per V	Vayland.		
I.) Is a permit required?	Yes			
		https://www.scottsdaleaz.g	gov/Assets/ScottsdaleAZ	/Building/APP SignP
J.) What documents are required to file f	or the permit?	ermit.pdf		
ĺ		ks. Normally permitting times are not in effect	ct during the pandemic as cities I	earn to revamp the way they
K.) How long is the permit process?	are doin	g things you can expect delays.		
L.) What are the fees for a sign permit?	\$185 and	l up.		
M.) Is engineering needed for wall signs?	May be	equired based on scope of work.		
N.) Does engineering require a PE stamp	? Yes			
O.) Is landlord approval required?	Yes			
P.) Legal Description Required for permit				
Q.) Plat/Site Plan required for permit?	Yes			
		ATTACHED	SIGNS & WIND	OW GRAPHICS
Formula for calculating wall sign squa footage (Max. Sq. Footage - Primary & Secondary signs):		m sum total sign area per business 1.5 squar front.	re feet of sign area for every 1 lin	ear foot of the longest
essentially eightey.		m sign area of a business front that is less tha usiness front, not to exceed maximum sum t		L square foot for each 1 lineal
		m sign area of a business front that is equal t 1 lineal foot of business front, not to exceed		•
		m sign area of any building sign: (40) square feet in the Type 1 Area, and		
	-	undred fifty (250) square feet elsewhere.		
	2. 140 11	undied my (250) square rect elsewhere.		
2.) Sq Ft allowance for bldg. sides / rear:	See abov	ve.	_	
3.) How is the sign area calculated?	within the horizont characte cabinet o	ign. In the case of individual characters used the smallest regular geometric figure needed all spacing between characters, except as others, the area is the smallest regular geometric properties or panel, or the total area within the outer each outer border of the sign. The area of sign defined the sign.	to completely encompass all cha herwise provided herein. For sign c figure needed to completely en dge of a frame or other material,	racters of the sign, including ns other than individual compass the total area of a color, or condition utilized to
		al sign area. Aggregate area of all building sig ridual use and may include the area of a free		welve (12) inches or less, for
4.) Total # Wall Signs allowed per buildir	g elevation:	Based on aggregate area of sign provision	ns herein; subject to review.	
5.) What is the max letter/character heigh	nt allowed?	Cannot exceed roofline.		
		Maximum height of an individual charact Maximum height of a cabinet or panel: six Maximum Height of sign (To Top of Sign)	ix (6) feet.	

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6.) Does the ordinance restrict color, design or illumination?	[] Illumination.
	A. Signs may only be illuminated as provided herein.
	B. Permanent signs may be illuminated only by internal, internal indirect or by indirect
	lighting unless otherwise specified.
	C. Indirect sign lighting shall be shielded so that the illumination source is not visible from
	any adjacent street or property.
	[] Prohibitions. The following are prohibited:
	A. Flashing, blinking, or rotating light emitting device;
	B. Exposed neon or similar cold or hot cathode, fiber, or rod illumination;
	C. Exposed incandescent, fluorescent, metal halide, mercury vapor, and high and low
	pressure sodium lamp; and
	D. Exposed light emitting diodes (LEDs), except for indirect lighting.
	[] Permitted lights on signs. The only lights or illumination permitted on signs shall be
	reverse channel letter halo illumination, internally illuminated letters or low level signage
	indirect lighting, all designed to control glare and mute lighting impacts. Light sources shall
	be shielded from view and shall not allow spillage beyond the signage. Landscaping and
	landscape accent lighting shall be integrated with signage elements to create focal points
	that enhance the existing sense of place and shall be directed towards the sign copy and
	place-making elements (the textures, plants and materials of the sign, not the overall sign).
	[]No part of the sign shall be placed a distance greater than twelve (12) inches from the
7.) Does window vinyl need to be permitted, if so how much is allow	wed? Permanent Window Signs.
, , , , , , , , , , , , , , , , , , , ,	1. Maximum number of signs per business: one (1) sign.
	2. Maximum area of sign: two (2) square feet.
	3. Illumination, if provided, shall be internal.
	4. The sign shall be placed inside the building, and may be displayed in a door or
	window, but no sign is permitted in unglazed openings.
	5. The sign shall not be calculated in the sign budget for the property.
8.) Is the entire graphic calculated or just the company logo and na	ame? Entire graphic.
ndividual characters of a sign shall not be mounted to the front of a rapanel, or as the base for the individual letters.	aceway. When raceways are used, they shall be integrated into the cabinet, screened by a
panel, or as the base for the individual letters.	FREESTANDING SIGNS
nanel, or as the base for the individual letters. 1.) Formula for calculating freestanding sign sq. footage (Max Sq I	FREESTANDING SIGNS Footage- Primary & Secondary signs):
 Formula for calculating freestanding sign sq. footage (Max Sq I Freestanding Sign Allowances for a Development Project with a 	FREESTANDING SIGNS Footage- Primary & Secondary signs): a Gross Floor Area Less than 30,000 Square Feet. Development project width at the property
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SIGNAGE CODES PROVIDED BY STRATUS

. Signs equal to or less than twelve (12) feet in height:	•	· · · · · · · · · · · · · · · · · · ·	vali signs.		4.) Variance meeting dates?	The Board of Adjustment meets once pe
o. Signs greater than twelve (12) feet in height: twenty	• • • •		n.		4.) Variance meeting dates?	
					E) Verience desuments required?	https://www.scottsdaleaz.gov/ forms/BOA+Development+Ap
linimum distance between the top of the freestandin	ig sign structure and the sign (copy: six (6) inches.			5.) Variance documents required?	
id-size monument sign. A free-standing cabinet or pa	anal cian architecturally integ	rated with the project or hu	ilding design mounted on or within a base which	ie	6.) How many sets?	10-15 copies.
etached from any building which has a greater area a				15	7.) Likelihood of variance approval?	20%
, ,			-			
onument sign is a freestanding sign that may be a cal			und surface. Monument signs include individual			
naracters that may be mounted on, or integrated into	o, a panel that is mounted on	a background surface.			https://library.municada.com/az/aa	ottsdale/codes/code of ordinances?
ower sign. A freestanding cabinet or panel sign archit	ecturally integrated with the	building having a minimum	height of ten (10) feet to the bottom of the sign. T	Γhe	15ALDECOINMIUSDI	of ordinances?
gn base shall be constructed not to exceed fifty (50) p					ISALDECOINWIOSDI	
			DIDECTIONAL SICE	NG.		
			DIRECTIONAL SIGN	NS		
Number Allowed: Maximum number of signs	•	Maximum Square Footage:		. 1		
one (1) sign. Maximum nu			a. Driveway and drive aisle accessing one (1) lot:	four		
drive aisle internal to a de subject to Development R			(4) square feet.b. Driveway and drive aisle accessing two (2) or m	nore		
subject to Development N	eview Board approvai.		lots: eight (8) square feet.	lore		
Illumination Allowed? Illumination for Directiona	al Signs is not stipulated	Maximum Height:	erg (e) square rees	_		
by code, subject to review		ŭ	Manimum hainks of the state of 101.5			
Pormit Poquirod?: Ves			Maximum height of sign: three (3) feet.	—I		
Permit Required?: Yes		Customer Logo Allowed:	Logos not stipulated by code, subject to review.	<u>—</u> I		
			ATM SURROUN	ND		
How are signs on the ATM machine	ATM signs not stipulated by					
How are signs on the ATM machine regulated?			e lot or street are exempt from permit.			
rogulatou.	permit.	Code that is equal to, or less	s than, six (6) square feet shall not require a sign			-
	Not stipulated by code. Sub	oject to review.				
			exemption schedule then you may want to discuss			
Do the constant of control of control			The exterior appearance may fall under the design			
o they count as wall signs?			Keeping signs under the permit exemption size is			
	building for signage purpose		structure then Staff may treat the proposal like a			
oes the replacement of the ATM require	May be required based on s	scope of work.				
mits?	, .	•				
and the metaclinar of ATM street	A sign normit shall be requi-	ired hefore the erection ro	erection, construction, alteration, placing, or			
es the refacing of ATM signs require	installation of all signs regul		erection, construction, afteration, placing, of			
ermits?						
If the ATM is in the wall and it's being	Voc			—		
replaced does it require building permit?	Yes					
	Not stipulated by code. Sub	•				
	• • • •	•	exemption schedule then you may want to discuss			
Ooes the signage on ATM count?	• •		The exterior appearance may fall under the design			
	•	•	Keeping signs under the permit exemption size is structure then Staff may treat the proposal like a			
	building for signage purpose		Salucture then Stan may treat the proposal like a			
						
		ing signs do not require a pe	ermit so long as they are otherwise authorized by t	his		
	Code:	t visible from a separate lot	or street.			
	-	ary window signs affixed to t				
	•	•	it is equal to, or less than, six (6) square feet shall n	not		
hat types of signs are exempt by code?		ign permit;			<u> </u>	
	4 .Signs ind	dicating address numbers, bu	uilding numbers or building identifications that are	e		
	•	with a maximum height of tw			This code check is provided with the assumption that	you will get the landlord / property owner approval. The
			ging wording, composition, or colors; and		responsible if they do not inform us that a sign plan is	s in place. We strongly encourage you to check your le
	6. The reloc	cation of a sign when requir	ed by a City construction project.			pletion Date". ETD is not responsible for changes in lo
				— _I		 It is understood that a permit will be obtained prior to check is not exclusive and should not be used in place of
				_	and exemptions of the ordinance in conjunction with the	this code check. This code check is good for the day or
FRMIT SIGN INFO - Note	s continued	Property	LD #		makes of the ordinance for their city/county/township;	Signs should not be produced until the permit has beer; we cannot be held responsible for verbal answers and i me any liability, we simply provide the code information be
PERMIT SIGN INFO - Note	s, continued	Property	I.D. # 14900		makes of the ordinance for their city/county/township; project details and Expedite The Diehl does not assun sign code after the completion date, nor for the review	; we cannot be held responsible for verbal answers and
RE-PERMIT SIGN INFO - Note	s, continued	Property	I.D. # 14900 VARIANCE INFORMATION	ON	makes of the ordinance for their city/county/township; project details and Expedite The Diehl does not assun	; we cannot be held responsible for verbal answers and me any liability, we simply provide the code information

er month, generally on the 1st Wednesday of /Assets/ScottsdaleAZ/Building/fomal-submittalplication+Checklist.pdf MISC. NOTES nodeld=VOLII APXBBAZOOR ARTVIIISIRE S8.5 e information herein is limited to what the city has told us, and we cannot be ease for sign criteria and to apply for permits before manufacturing a sign. Sign ocal sign code after the completion date, nor for the review process, o manufacture, if required by authorities. The recipient of this code check of the sign ordinance/code for said city. Please use the definitions, prohibition n issued. Zoning approval is often subject to interpretation that said official interpretation. This code check is completed without the knowledge of specifi based on the current code. This provider is not responsible for changes in loca authorities. It is understood that a permit will be obtained prior to manufacture,